

About the application

Application number: 2026/92047	
What is the application for?:	Erection of 10 dwellings with access from Netherley Drive and associated works i
Address of the site or building:	land off, Netherley Drive, Marsden, Huddersfield, HD7 6HL
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
My property currently directly overlooks an open green field, which provides a valuable sense of openness and separation from the surrounding built-up area. The field is currently used by animals and supports a variety of wildlife. The proposed houses would be constructed on land that slopes upwards from my property. As a result, the new dwellings would sit at a significantly higher level than my garden and would have a direct elevated outlook towards my property. I am particularly concerned about the resulting overlooking and loss of privacy. Windows, gardens and outdoor areas of the proposed properties would potentially look directly down towards my garden and house. This is not simply a matter of losing a private view. The elevated position and proximity of the proposed development would materially alter the relationship between the new properties and existing homes, creating an unacceptable level of overlooking and reducing the privacy currently enjoyed by neighbouring properties. The existing field is not an unused piece of land. It currently provides open green space and habitat for wildlife, including animals and birds that are regularly visible from surrounding properties. The development would result in the loss of this habitat and introduce buildings, roads, lighting, vehicles and domestic activity into an area that is currently relatively undeveloped. I also have serious concerns regarding the additional traffic generated by 10 new dwellings. Mount Road is already heavily congested with parked vehicles and has a bus service operating along the road. At present, the road can already feel constrained, particularly when vehicles are parked on the street and buses and other traffic need to pass. Adding traffic associated with 10 additional households would inevitably increase the number of vehicle movements, deliveries, visitors and potentially additional on street	

number of vehicle movements, deliveries, visitors and potentially additional on-street parking.

I am concerned that the existing road network may not have sufficient capacity to safely and conveniently accommodate this additional demand.

I ask the Council to give careful consideration to:

The unacceptable overlooking and loss of privacy arising from development on elevated land.

The significant change to the existing open and green character of the site.

The visual impact of 10 houses on the sloping land above existing properties.

The loss of existing wildlife habitat and the need for adequate ecological assessment.

The additional traffic generated by the development.

Existing parking congestion on Mount Road.

The ability of Mount Road and the existing bus route to safely accommodate additional traffic.

The cumulative impact of the proposal on existing residents and the surrounding area.